



CHAPTER II



COMMUNITY CHARACTER



"IT IS NEVER TOO LATE TO BE WHAT YOU MIGHT HAVE BEEN"

George Eliot – Author (1819 – 1880)

Taylorsville recognizes the value of promoting a positive community character. By ensuring that all City activities recognize this value, Taylorsville strives to make the City a desirable place that offers a better quality of life for all residents and a strong, stable setting for local businesses.

Introduction

The term "community character" means different things to different people, especially where physical and social boundaries don't coincide. Community character can be broadly defined as an emotional attachment or sense of belonging residents have to a geographic area. Citizens' ideas of community character can range from simple recognition of their geographic area, such as neighborhood or city boundaries, to community participation such as involvement in a citizen committee or community celebration to community decision-making, such as access to elected or appointed officials.

Generally, community character is created by a number of factors such as the history of settlement patterns, architectural styles, types of economic activity, presence of agriculture, neighborhood design and boundaries, types of vegetation, and recreation areas. It is what makes a community feel like "home" to its residents and what makes non-residents want to visit. Community character is also very fragile and can be easily changed, tarnished or destroyed.



Besides improving the quality of life of residents, community character is often cited as an important issue for a community's economic well-being. As cities compete to attract new business and industry, community character can be an important factor in decision-making processes.

The purpose of this chapter of the Taylorsville General Plan is to identify goals, actions, and policies necessary to strengthen community character and celebrate the qualities that make Taylorsville City a unique and desirable place to live.

This chapter of the Taylorsville General Plan identifies eight concepts that are vital to strengthening and reinforcing the community character of the City. The concepts include: creating a sense of place, recognizing city gateways, enhancing streetscape quality, encouraging neighborhood identity, supporting historic preservation, celebrating what makes what makes Taylorsville a unique and desirable place, integrating the community, and portraying a positive city image. Supporting each of these objectives and activities will bring people together and enhance the sense of community.

Existing Conditions

The built environment of Taylorsville City is a mix of residential subdivisions and local and regional commercial development. Residential subdivisions developed principally between 1960 and 1990. Commercial development and business locations primarily developed between 1970 and the mid-1990's. These areas were established under the authority of Salt Lake County prior to Taylorsville's incorporation in 1996.

With the formulation of the City's first General Plan in 1997, Taylorsville City sought to establish a sense of community in order to unite the people of the newly-founded City together. This update to the original Taylorsville City General Plan reinforces this original goal and recognizes that community character can be achieved physically by "attention to the details." These details include: identification signage, streetscape features, community gateways, building designs, public buildings and facilities, trails and walkway facilities, street trees and decorative street lighting, and preservation of historic features and landmark sites. As Taylorsville is almost entirely developed, the task of fostering and improving a sense of community character is all the more challenging. However opportunities to provide these community enhancements will be provided through ongoing land use changes and redevelopment opportunities in a number of locations within the City.

Community Character Mission Statement

The City of Taylorsville will strive to be a community that enhances the quality of life of its residents by placing special emphasis and focus on enhancing elements of community character and creating a unique sense of community.

Community Character Goals

- 2-1: *Strengthen Taylorsville's Unique Sense of Place through Quality Design of the Built Environment.*
- 2-2: *Make a positive statement about the community by establishing clear boundaries and attractive gateways to the City of Taylorsville.*
- 2-3: *Recognize streetscapes play a central role in defining and supporting community character and must create safe, efficient and attractive public spaces.*
- 2-4: *Create Sense of Place and Improve Community Image and Involvement through Identification of City Neighborhoods.*
- 2-5: *Recognize and preserve the history, historic buildings, and historic sites of the community.*
- 2-6: *Identify and celebrate the qualities, character, and diversity of the community that make Taylorsville a unique and desirable place to live.*
- 2-7: *Involve residents, businesses and institutions in improving the quality of life in Taylorsville.*
- 2-8: *Augment City Image through aesthetic improvements and promotional activities.*

2.1 Sense of Place

Goal 2-1: Strengthen Taylorsville's Unique Sense of Place through Quality Design of the Built Environment.

Taylorsville residents desire a community that is distinctive and unique. Urban designers, planners, and architects generally refer to this value as a “sense of place.” Professor Gary Austin at the University Of Idaho Department Of Architecture strongly supports this community value by claiming, “Communities that maintain and enhance their unique sense of place offer a better quality of life for residents and visitors.”

Professor Austin further illustrates this value by stating:

“Environments with a strong sense of place are distinctive. They've got personality. They connect residents and visitors with what is unique about their setting and history. These places tell you stories; they invite you to linger and learn about landform, soil and climate, about what good food is produced locally. They tell you about the people that live there, what they've done with their lives, and what they think is important.”

In summary, a sense of place is found in an area with a distinctive identity or character that is known and recognized by its residents. Each element of this chapter works together toward creating and strengthening a “sense of place” within Taylorsville.

To promote this characteristic, Taylorsville must improve landscaping standards, the quality of architectural design, land planning, and site plan development. Taylorsville deserves developments that are of high quality & reinforce the distinctive aspects of the City. Requiring a higher design standard for both public and private developers will ensure each new development or redevelopment project will add value to the community. Additionally, maintenance of both public and private properties will also have a significant impact on the community's sense of place.

Community Character Objective 2.1.1: Create 'sense of place' in residential and commercial areas by establishing ordinances and policies that create attractive, desirable, and well-maintained neighborhoods and commercial districts where residents and visitors feel safe, comfortable, and proud to be part of Taylorsville.

Action Statements:

- AS-2.1.1(a): Promote an understanding among all levels of government that land use decisions affect and influence community character and community pride.
- AS-2.1.1(b): Amend the City's zoning and development regulations to provide transition and buffering requirements for all major roads and commercial areas to maintain the desirability of adjacent residential neighborhoods as safe and inviting.
- AS-2.1.1(c): Amend the City's zoning ordinance with requirements for fencing and buffering, signage, street lighting, and landscaping for all residential and commercial areas to promote consistency, quality, and unity in community appearance.
- AS-2.1.1(d): Amend the zoning ordinance to require that all commercial signage clearly identifies business locations and services without creating clutter and confusion.
- AS-2.1.1(e): Set the standard for property maintenance and pride of ownership by maintaining all City-owned properties and facilities in an attractive and well-maintained condition.
- AS-2.1.1(f): Participate financially with citizens in property enhancements, including sidewalk repairs, tree planting, and trash removal.
- AS-2.1.1(g): Sponsor an annual City-wide "clean-up, fix-up" campaign.

AS-2.1.1(h): Continue to refine code enforcement regulations and policies to protect neighborhoods from traffic, noise, and nuisance impacts.

AS-2.1.1(i): Conduct trend analysis of code enforcement activities to identify “at-risk” neighborhoods. Focus additional attention, policies and programs to improve the quality of neighborhoods identified by study.

AS-2.1.1(j): Develop and implement a program to recognize residents who maintain their property above neighborhood standard.

Best Practice Policies:

P-2.1.1 (a): Keep an inventory of and a maintenance schedule for all City owned property.

P-2.1.1 (b): Continue to provide bulky waste disposal through annual “Neighborhood Dumpster” program.

2.2 City Gateways

Goal 2-2: Make a positive statement about the community by establishing clear boundaries and attractive gateways to the City of Taylorsville.

Taylorsville City is located in the heart of Salt Lake County. Although Taylorsville is a historic community originally established in 1848, the City has largely developed as a traditional suburban community to Salt Lake City. Additionally, other suburban communities - West Valley City, Murray City, West Jordan City, and Kearns - surround Taylorsville. Due to this pattern of suburban sprawl development, Taylorsville “blends” together with these communities with few distinguishing or defining boundaries that identify where Taylorsville begins or ends. Residents have expressed concern that despite being in the center of Salt Lake County, most visitors to the City do not know when they are in Taylorsville.

To address this issue, Taylorsville has identified locations adjacent to major roads entering the City for the construction of gateway enhancement projects. These locations include (map 2.2.1)

- Interstate 215 (I-215) – at

Illustration 2.2.1:
Welcome to
Taylorsville:
Taylorsville
gateways signs.

gateway

the northern City boundary, which is located approximately at 4100 South (oriented toward southbound traffic);

- Interstate 215 (I-215) – at the eastern City boundary, which is located approximately at 1400 West (oriented toward westbound traffic);
- Bangerter Highway – at the northern City boundary, which is located approximately at 4700 South (oriented toward southbound traffic);
- Bangerter Highway – at 6200 South oriented toward northbound traffic;
- Redwood Road – at the southern City boundary, which is located approximately at 6600 South (oriented toward northbound traffic);
- 4700 South – at the Jordan River, which is located approximately at 670 West (oriented toward westbound traffic);
- 4800 South – at the Jordan River, which is located approximately at 650 West (oriented toward westbound traffic); and
- 5400 South – at the Jordan River, which is located approximately at 1100 West (oriented toward westbound traffic).

Since these locations represent the “first impression” of the community, it is important that these areas be aesthetically attractive, professionally designed, and routinely maintained to enhance the image of the City. The design of these areas must create a positive impression of the community and provide a “signature” statement for Taylorsville. Gateway signs must utilize common design elements while being adaptive to specific sites and responsive to neighborhood character. Gateway signs must be accentuated by attractive and well-maintained landscaping. Visitors to Taylorsville will sense the community pride, heritage, and attractiveness of the community from the “gateway” improvements.

Community Character Objective 2.2.1: Construct gateway entry signage for all primary gateway locations.

Action Statements:

AS-2.2.1(a): Establish a gateway design that is a “signature statement” for the community. Gateway design must incorporate consistent design elements and be adaptable to various locations. Gateway design standards must include requirements for both signage and landscaping.

AS-2.2.1(b): Identify a phasing strategy and funding schedule to implement the community’s gateway enhancements and other community identification features throughout Taylorsville.

AS-2.2.1(c): Coordinate with public and private land owners the dedication of easements necessary for the construction and maintenance of gateway signage.

AS-2.2.1(d): Establish design standards and locations for secondary (i.e. lower profile) gateway signage on collector or arterial streets.

AS-2.2.1(e): Establish responsibility for a routine maintenance schedule of all primary and secondary City Gateway signage.

Best Practice Policies:

P-2.2.1 (a): ~~Require~~ Encourage (council) property owners of gateway locations to grant sign easements to the City as part of any development or redevelopment activity.

P-2.2.1 (b): Gateway signs should utilize common design elements such as lighting, landscaping, fencing, and material specifications while being adaptive to specific sites and responsive to neighborhood character.

P-2.2.1 (c): Gateway signs should be accentuated by attractive and well-maintained landscaping.

2.3 Streetscape Quality

Goal 2-3: Recognize streetscapes play a central role in defining and supporting community character and must create safe, efficient and attractive public spaces.

Public spaces that are created by streets and other right-of-way improvements play a significant role in shaping the image of the City and determining community character. However, many of the streets located within Taylorsville are not visually attractive and often create harsh and uninviting spaces. Not only will the design of roadways influence community image, it will also affect the quality of life and safety of residents of the City. In the past, community character improvements such as street tree plantings, enhanced pedestrian facilities, mass transit facilities, and other streetscape enhancements have often been considered as less important than street improvements for motor vehicles. Taylorsville must develop policies that require a balance between street capacity improvements and streetscape enhancements. This can be done by applying context sensitive design strategies for all street projects.

Interstate 215 (I-215) and a number of State roads cross the City, making Taylorsville City very visible to people traveling through and within the City. In addition, collector streets traverse the City in the historic "grid" pattern also adding to the visibility of the community. For these reasons, it is critically

important that our streetscapes, including all State and City streets be attractive, well-maintained, and reinforce the desired image of the community. The visual qualities of all roads can reinforce the City's sense of community.

Residents have requested that transportation facilities promote walking and biking as safe and enjoyable activities. Additionally, residents have said that roads and streets must also add to the beauty of residential neighborhoods and commercial areas. In order to provide attractive streetscapes and neighborhoods, the community should design and implement streetscape design solutions for all roads where back-yards face onto streets (double frontage lots) to incorporate landscape, walls, fences and other aesthetic changes that use materials and plants that are low maintenance, durable and resistant to graffiti and vandalism.

Community Character Objective 2.3.1: Establish policies and development standards that require quality streetscape design and construction.

Action Statements:

- AS-2.3.1(a): Adopt roadway and streetscape design standards that incorporate automotive, pedestrian, bicycle, and mass transit facilities. Design standards must also include street lighting and street trees that contribute to the character, quality and attractiveness to the City.
- AS-2.3.1(b): Adopt street "cross sections" that illustrate all elements of roadway and streetscape design to use as a development pattern.
- AS-2.3.1(c): Adopt a context sensitive design strategy that considers unique neighborhood characteristics, features and values for all types of roads and streets.
- AS-2.3.1(d): Adopt buffering and screening standards for all major roads and streets, paying attention to areas where residential uses back or side onto these roads and streets. Include street trees, landscaping, walls, fences and other materials that are low maintenance, durable and resist graffiti and vandalism.
- AS-2.3.1(e): Adopt a consistent and attractive fencing theme for major roads and streets.
- AS-2.3.1(f): Improve the consistency, quality, and coverage of lighting on major streets to encourage safety and attractiveness.
- AS-2.3.1(g): Determine type, location and construction standards for decorative street lighting to be used in new residential and commercial developments. Also identify a City wide program for upgrading street lights on significant public

streets (i.e. Redwood Road, 4800 South Historic District, future UDOT property development, etc.).

AS-2.3.1(h): Amend City ordinances to require underground distribution power lines where and when possible.

AS-2.3.1(i): Coordinate implementation strategies with the Utah Department of Transportation (UDOT) for improvements to right-of-way landscaping and maintenance standards on I-215 and Bangarter Highway.

Best Practice Policies:

P-2.3.1 (a): Transportation projects must include improvements such as street trees, public transit enhancements, enhanced pedestrian facilities, and other streetscape improvements that are necessary to improve community character.

P-2.3.1 (b): Streetscape improvement projects with double-frontage lots shall incorporate a consistent plan for landscaping, fencing, and other aesthetic improvements. Fencing material should be low maintenance, durable, and resistant to graffiti and vandalism.

P-2.3.1 (c): Require street tree master plans for all new subdivisions constructed within the City and sponsor street tree planting programs for existing neighborhoods.

P-2.3.1 (d): Preserve existing trees within right-of-way (ROW) whenever possible and replace damaged or diseased trees when removal is required.

P-2.3.1 (e): Install pedestrian scaled improvements and street furnishings such as street lights, benches, waste receptacles, bicycle racks, and drinking fountains in pedestrian oriented environments like City Center and City parks.

2.4 Neighborhood Identity

Goal 2-4: Create Sense of Place and Improve Community Image and Involvement through Identification of City Neighborhoods.

The majority of Taylorsville's residential and nonresidential areas were built during the period between 1960 and 1990. Residential subdivisions were often created with little connectivity to adjoining neighborhoods or adjacent areas. Commercial areas developed at major intersections in response to increasing population in the western portion of the Salt Lake Valley. Many Taylorsville neighborhoods lack a distinctive identity and some are disrupted by through traffic from other areas and the location of major overhead utility lines.

City neighborhoods must provide the required amenities to be distinctive and desirable places. Neighborhood and civic pride will be visible, represented by well-maintained homes and properties. Neighborhoods must feel cohesive and be pleasant and inviting places, where people can travel within their neighborhood and community by means other than the private automobile. Taylorsville neighborhoods will be safe and allow people of all ages to interact comfortably and safely with others.

Commercial locations add vitality and vibrancy to a community. Businesses should not only provide needed goods and services but also be attractive and add to the positive identity and image of the community.

Taylorsville's residential and commercial areas are a vital part of our community character but in some areas are lacking design consistency. The diversity of building styles, fencing, lighting, signage, and poor property maintenance create areas that appear disjointed and

Illustration 2.4.1:

unappealing. Residential neighborhoods must be more than an assortment of houses and commercial areas can be more than a massing of unrelated strip malls and commercial pads. Residents have a desire to belong to a community with a clear identity that promotes civic pride.

Existing, distinctive neighborhoods within the community should be identified and recognized. The qualities of unique residential and commercial areas must be preserved and celebrated. The needs and uniqueness of each area will determine the actions required to promote and reinforce identity. Some significant, distinctive neighborhoods to be recognized include:

- The Historic District, which is located along and adjacent to 4800 South between the Jordan River and Redwood Road;
- Community College Campus neighborhood, which includes the Salt Lake Community College campus and adjacent neighborhood; and
- Bennion District, which is located south of 5400 South and became part of Taylorsville upon incorporation in 1996.



Community Character Objective 2.4.1: Identify neighborhoods within Taylorsville.

Action Statements:

- AS-2.4.1(a) Develop a “base map” of all known subdivisions within the City.
- AS-2.4.1(b) Identify physical boundaries, such as the Jordan River, canals, major roadways, school boundaries and historic neighborhood boundaries and synthesize all boundaries into one map.
- AS-2.4.1(c) Conduct public hearing(s) on Taylorsville Neighborhood Map.
- AS-2.4.1(d) Adopt a *Neighborhood Map* including boundaries and names as a recognized element of the General Plan.

Best Practice Policies:

- P-2.4.1 (a): Obtain boundary maps of significant organizations active within the community (i.e. schools, voting precincts, churches, home owner's associations, etc.).

Community Character Objective 2.4.2: Understand and enhance neighborhood values within the City.

Action Statements:

- AS-2.4.2(a): Document qualities of each neighborhood identified. Provide a brief summary statement describing each neighborhood, especially unique community features or historical background.
- AS-2.4.2(b): Develop policies for creating or strengthening neighborhood qualities. These policies may include the development of neighborhood gateway improvements, street tree planting programs or unique street lighting standards.

Best Practice Policies:

- P-2.4.2(a): Include neighborhood impact analysis on all development applications considered by the City (i.e. Planning Commission Staff Report, Board of Adjustment Staff Report, City Council Staff Report, etc.)
- P-2.4.2(b): Publish web pages of or links to Taylorsville neighborhood districts. Internet information could illustrate neighborhood boundaries and promote activities such as a block party or neighborhood clean-up program.

2.5 Historic Preservation

Goal: 2-5 Recognize and preserve the history, historic buildings, and historic sites of the community.

Preserving historic structures and sites is important to promoting a community's unique qualities. The history and heritage of a community is uniquely its own

and is worthy of preservation and being shared with others. Preservation of historic structures and sites result in a wide variety of positive impacts on a community, one of which is strengthening a community's character.

Taylorsville has a rich heritage and history, dating back to the autumn of 1848 when the Taylorsville area was first settled. Taylorsville is a community that is proud of its heritage and desires to preserve this unique story. Therefore, Taylorsville must continue to identify and protect historic buildings and sites.

Historic structure photo

Illustration 2.5.1:

Allow limited in number, Taylorsville has several notable historic structures

Community Character Objective 2.5.1: Strengthen and enhance existing historic preservation policies and programs.

Action Statements:

- AS-2.5.1(a): Encourage broad-based community interest and support for historic preservation activities.
- AS-2.5.1(b): Adopt and maintain a City list of local historic resources worthy of preservation.
- AS-2.5.1(c): Map the location of historic districts and sites. Publish map and information brochure on historic sites and events within the City.
- AS-2.5.1(d): Review the existing Historic Preservation Ordinance to ensure compliance with the intent of this plan.
- AS-2.5.1(e): Administer the Historic Preservation Ordinance to provide appropriate use and maintenance of historic resources and their surrounding environments.
- AS-2.5.1(f): Actively pursue federal, state, and other funding for the preservation and rehabilitation of historic buildings and sites.
- AS-2.5.1(g): Provide local incentives for the maintenance and restoration of historic resources.

- AS-2.5.1(h): Provide opportunities for complementary business activities in association with historic buildings and sites, such as a country store or dairy store in association with the Museum area.
- AS-2.5.1(i): Amend the zoning ordinance to ensure that provisions are included to protect the community's historic resources. Include zoning provisions that create incentives for restoration of historic structures such as flexible landscaping standards, and reduced parking requirements.
- AS-2.5.1(j): Establish a closer working relationship between the Historic Preservation Committee and the Planning Commission and Community Development staff.
- AS-2.5.1(k): Identify and mark locations of historic structures and events similar to the monuments and markers placed by the Utah State Historical Society. Historic structures no longer existing should also be included.
- AS-2.5.1(l): Identify and map all neighborhoods that are eligible for consideration as a Historic District on the National Historic Register (i.e. neighborhoods that contain a majority of original housing stock and is at least 50 years old).

Best Practice Policies:

- P-2.5.1(a): Solicit and consider comments from Historic Preservation Committee for all development applications in historic areas of the community.
- P-2.5.1(b): Engage resources such as the Utah State Historic Preservation Office and the Utah Heritage Foundation in local preservation efforts (i.e. financial grants, professional consultation, research materials, etc.).

Preservation of the Recent Past (staff)

"Buildings from the 20th century are disappearing from the American landscape. While older structures have long been the focus of popular appreciation and preservation efforts, the value of properties from the recent past has not been widely embraced. Those interested in ensuring that 20th century places will still be available to future generations have responded by looking anew at the properties that represent this era and finding new ways to protect them." – U.S. Department of the Interior, National Park Service.

What is Recent Past Architecture?

Much of the built environment within Taylorsville was constructed within the past 50 years, beginning with the economic boom following World War II.

Criterion A
<ul style="list-style-type: none"> • <u>Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.</u> • <u>Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II, or the racial integration of suburban neighborhoods in the 1950s.</u> • <u>Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.</u> • <u>Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.</u> • <u>Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.</u>
Criterion B
<ul style="list-style-type: none"> • <u>Neighborhood is directly associated with the life and career of an individual who made important contributions to the history of a locality or metropolitan area.</u>
Criterion C
<ul style="list-style-type: none"> • <u>Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.</u> • <u>Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.</u> • <u>Subdivision embodies high artistic values through its overall plan or the design of entrance ways, streets, homes, and community spaces.</u>
Criterion D
<ul style="list-style-type: none"> • <u>Neighborhoods likely to yield important information about vernacular house types, yard design, gardening practices, and patterns of domestic life.</u>
<p><u>Note: In certain cases, a single home or small group of houses in a residential subdivision may be eligible for National Register listing because of outstanding design characteristics (Criterion C) or association with a highly important individual or event (Criterion A or B).</u></p>

Illustration 2.5.2: How Residential Suburbs Meet the National Register Criteria for Evaluation.

“recent past.”

Why is Recent Past Architecture Important?

Like other elements of modern society, most recent past architecture and land development patterns have become dated and unappreciated. Such unfashionable structures usually generate little sympathy when abandoned or demolished within a neighborhood. Interestingly, many “historic” forms of architecture, such as Victorian or Arts & Crafts were one time considered as outdated and undesirable, however those that survived are now important and desirable places within our community. A few notable examples of recent past architecture and places found in Utah are:

- The First Security Building (c. 1955) at 405 S Main Street, Salt Lake City;

During this period of rapid growth, local architectural vernacular and land development patterns often embodied the aspirations, priorities, challenges and successes of the times. For example, impacts on the built environment from societal trends of the 1950’s and 60’s can be seen in the rapid development of suburban neighborhoods, corner gas stations with sweeping awnings that reflect the image of the jet age, commercial signage with designs inspired by the space race, and even the auto oriented commercial strip malls. These structures and building patterns, which represent the idealism and societal norms of the “modern” era, are referred to as the



- The Villa Theater and marquee (c. 1949) at 3092 S Highland Drive, Salt Lake City;
- Leonardo at Library Square (Old Main Library) (c. 1964) at 210 E 400 S, Salt Lake City; and
- Christeel Acres (10.5 acre post war suburb listed on National Register) (c. 1946) at approximately 900 S State Street, Orem.

But the story of the recent past cannot be told through such iconic architecture alone. Other, less prominent places are also important to a community's identity and history. The National Center for Cultural Resources has recently stated that, "Now is the time to reassess the marginal value currently placed on buildings from the recent past, and to work toward their continued use and sensitive rehabilitation. While much has been lost already, a wealth of creative examples survive to remind us of who we were and how we lived during the past century. The characteristics of these buildings, the features and qualities that make them unique to their time are a benefit not a burden."

Recent Past Preservation Resources

To assist communities determine the worthiness of recent past architecture and structures, the U.S. Department of the Interior has devoted resources to aid communities and has also established criteria for eligibility to be listed on the National Register of Historic Places (see Figure X.X).

There are also a growing number of resources available to assist communities interested in researching, documenting and preserving the recent past. Many of these resources are available on the internet, for example:

- U.S National Park Service <http://www.cr.nps.gov/hps/tps/recentpast/>
- Recent Past Preservation Network <http://www.recentpast.org/>
- Society for Commercial Archeology <http://www.sca-roadside.org>
- Docomomo International<http://www.archi.fr/DOCOMOMO/index.htm>

Community Character Objective 2.5.2: Define the significance, assess the historic integrity, and select boundaries of recent past neighborhoods and buildings in Taylorsville.

Action Statements:

AS-2.5.1(a): Train Historic Preservation Committee, Planning Commission, City staff and elected officials on meaning and importance of Recent Past preservation.

AS-2.5.1(b): Develop resources necessary to support preservation efforts of recent past architecture.

AS-2.5.1(c) Conduct and document inventory of recent past neighborhoods and building architecture.

AS-2.5.1(d) Define significance of recent past neighborhoods and building architecture.

AS-2.5.1(e) Assess historic integrity of recent past neighborhoods and building architecture.

AS-2.5.1(f) Using the *National Register* guidelines (see **Illustration 2.5.2**) published by the National Park Service select boundaries of qualified recent past neighborhoods.

AS-2.5.1(g) Following identification of eligible recent past neighborhoods and buildings, use appropriate methods to preserve Taylorsville's recent past.

Best Practice Policies:

P-2.5.1(a): Regularly coordinate Historic Preservation Committee activities and objectives with Community Development Department and Planning Commission.

P-2.5.1(b): Publish quarterly Taylorsville historic preservation activities, events and objectives on City web site.

P-2.5.1(c) Within the Community Development Department, establish and maintain a library of information necessary to facilitate historic preservation efforts.

2.6 Celebrating Taylorsville

Goal 2-6: Identify and celebrate the qualities, character, and diversity of the community that make Taylorsville a unique and desirable place to live.

Taylorsville is a community that values its heritage, its citizens, and its businesses. In an effort to strengthen Taylorsville's community identity, the City should seek opportunities to celebrate its unique heritage and culture. Celebrating the City will strengthen residents' understanding of themselves by reminding them of their heritage and values. Community celebrations will also build new relationships and strengthen existing relationships within the City. Community celebrations may be coordinated

with local business promotions or sponsorships and benefit economic activity within the City.

Community Character Objective 2.6.1: Expand community sponsored events to promote Taylorsville as a desirable place to live, work and play.

Taylorsville Dayzz Image

Illustration 2.6.1:
Annual Taylorsville
Dayzz celebration at
Valley Regional Park

Action Statements:

AS-2.6.1(a): Sponsor community-wide events and programs and community improvement programs.

AS-2.6.1(b): Develop and implement strategies to increase local and regional awareness that Taylorsville is a community that values its people, diversity, and quality of life.

AS-2.6.1(c): Seek opportunities to promote Taylorville City as a unique and desirable place to live, work, and play through the web site, economic development publication materials, press releases, mass media advertisements, etc.

AS-2.6.1(d): Schedule a variety of activities including farmer's markets, street fairs, and community festivals at the City Center site to bring people and activity to the City.

AS-2.6.1(e): Develop City "traditions" and celebrations that emphasize the history, character, and qualities of the community.

AS-2.6.1(f): Support fairs and ethnic celebrations to recognize the heritage and diversity of citizens.

AS-2.6.1(g): Financially support sporting and cultural events that celebrate community and promote community character.

AS-2.6.1(h): Promote and financially support events that demonstrate and celebrate unique community qualities such as "Taylorsville Dayzz."

AS-2.6.1(i): Offer opportunities for community members to be involved in community activities and events.

Best Practice Policies:

P-2.6.1 (a): Publish information on City web site about other events occurring within the community.

Taylorsville Baseball

Taylorsville Baseball Image

Baseball has long been a defining attribute of Taylorsville City's community character. Success of Taylorsville baseball teams, coaches, and individual players has often created name recognition of Taylorsville City with individuals and organizations outside of the community. This successful association should be significantly strengthened and promoted by the City as an element of community character. Promotion of Taylorsville through recreational and competitive baseball events can be accomplished by developing a City wide master plan for improving and developing baseball facilities within the City. In turn, these facilities should be promoted both regionally and nationally as a

Illustration 2.6.2:
Because of its history of success, baseball has long been a defining attribute of Taylorsville's community character

premier location for baseball related events such as tournaments and training camps. The City should also consider the development of a baseball museum celebrating the history of baseball in the City of Taylorsville or the State of Utah. To accomplish this objective, the City must embrace and celebrate its baseball history and tradition to enhance the local, regional, and national recognition of Taylorsville City.

Community Character Objective 2.6.2: Develop and implement strategies that will create local, regional, and national recognition of Taylorsville City as Utah's baseball capital.

Action Statements:

- AS-2.6.2(a): Provide well-designed and well-maintained baseball fields and baseball training facilities.
- AS-2.6.2(b): Sponsor local, regional, and national baseball tournaments to promote the community's recognition as Utah's baseball capital.
- AS-2.6.2(c): Implement a plan to provide infrastructure and facilities required to support additional baseball events in the City including hotels, motels, eating establishments, and social activities. (This action statement will be coordinated with statements from other chapters such as Parks and Economic Development.)
- AS-2.6.2(d): Sponsor Taylorsville City baseball teams in regional and national tournaments.
- AS-2.6.2(e): Conduct and complete a feasibility study to consider providing additional baseball and sporting fields east of I-215.

2.7 Community Integration

Goal 2-7: Involve residents, businesses and institutions in improving the quality of life in Taylorsville.

Taylorsville City values its residents - their qualities, abilities, cultures, and diversity. Taylorsville has a heritage of its residents and local businesses being good neighbors and the City being a good neighbor with surrounding communities. Taylorsville will continue to promote these values and the importance of civic participation. Taylorsville must also recognize the barriers that prevent or diminish these values in order to improve this desired element of community character.

It has been noted by the City that several major activity sites are not well integrated into the community fabric. Some of these sites include the Salt Lake Community College, American Express offices, Utah Department of Transportation offices, and the Sorensen Business Park. The City must work to ensure that these sites are included in the community fabric of Taylorsville. Strong relationships should be forged with all individuals and organizations, whether associated with the Taylorsville community as residents, business owners, students, faculty, or employees.

Community Character Objective 2.7.1: Taylorsville City, its residents, and businesses will build productive relationships with all segments of the community and with adjacent communities.

Action Statements:

- AS-2.7.1(a): Collaborate with the Community College to integrate students, faculty, staff, facilities, and resources into the Taylorsville community.
- AS-2.7.1(b): Coordinate with the Community College to study the viability and benefits of providing a mixed-use commercial center in proximity to the Community College campus.
- AS-2.7.1(c): Work with the President of the Salt Lake Community College and the State of Utah Board of Regents to change the name of the college to the "Salt Lake Community College – Taylorsville Campus."
- AS-2.7.1(d): Adopt an inter-local coordination agreement with all adjoining communities to coordinate decision-making that may have an effect across jurisdictional boundaries.
- AS-2.7.1(e): Coordinate with the United States Postal Service to identify Taylorsville as a separate zip code. Multiple zip codes not uniquely associated with Taylorsville fragments the fabric of the City and creates confusion with community identity.

Best Practice Policies:

- P-2.7.1 (a): Obtain current zoning maps of neighboring cities to assist in the decision making process when reviewing development proposals that may impact adjacent communities.

Citizen Participation

Taylorsville has a long history of volunteerism and citizen involvement. Many of the actions identified in the General Plan require the efforts of citizens to be achieved. Every effort will be made to inform and include citizens in all events and programs that are designed to strengthen and unite the community.

As an effort to be inclusive of all residents, Taylorsville must continue to promote and encourage citizen involvement in the community. Support of community celebrations, including sporting and cultural events, bring people together, foster civic involvement and support local businesses. Taylorsville will provide appropriate facilities for community events and will promote recognition of the City Center site as a community-gathering place. Through community sponsored projects, including community cleanup campaigns, painting, graffiti removal and tree plantings that focus on enhancing community image, the City will engage citizens in the life of the community and promote civic pride, ownership and responsibility.

Community Character Objective 2.7.2: Engage all citizens in the events and activities in the City.

Action Statements:

- AS-2.7.2(a): Offer opportunities for citizens to be involved in their City such as participating in tree planting events, clean-up days, and citizen committees.
- AS-2.7.2(b): Seek opportunities for diversity on appointments to the Planning Commission, Board of Adjustment, and all other committees of the City.
- AS-2.7.2(c): Support the events coordinator and events committees to plan, promote, and present community events and programs.
- AS-2.7.2(d): Involve citizens in special community projects that enhance and improve the community, such as community clean-ups, gateway enhancements, and graffiti removal.
- AS-2.7.2(e): Encourage volunteer activities, joint promotions, and public safety programs with civic organizations, schools, and churches, involving all age groups and diversity of interests.
- AS-2.7.2(f): Involve youth in a variety of activities and civic improvements such as 4H Club and Arbor Day celebrations.
- AS-2.7.2(g): Involve senior citizens in community planned events and programs.

2.8 City Image

Goal 2-8: Augment City Image through aesthetic improvements and promotional activities.

City image means the perceived form or mental representation of a city or community. Kevin Lynch in his book, *The Image of the City*, describes the meaning of this term and the process of forming mental images:

"Environmental images are the result of a two-way process between the observer and his environment... At every instant there is more than the eye can see, more than the ear can hear, a setting or a view waiting to be explored. Nothing is experienced by itself, but always in relation to its surroundings, the sequences of events leading up to it, the memory of past experiences."

The term city image is not only how others (i.e. non-residents) perceive a city, but how inhabitants of the city view and understand their own community as well. For the purposes of the Taylorsville General Plan, the term city image will primarily refer to how non-residents view Taylorsville.

To enhance the image of the City, the “paths” of the City must be improved. It is from the City’s pathways that non-residents primarily view the City and form mental image of Taylorsville. Pathways can be public streets, private roadways, sidewalks and trail systems. One of the most significant and rewarding methods for improving City pathways is by planting trees. Promoting an urban forestry program can also be an easy and cost-effective tool available in the improvement of a City’s image. The City can be beautified through policies that establish an urban forest in the form of tree-lined streets within the City.

Beyond the urban forest, the built environment along the City’s pathways also significantly impacts the City image. As stated elsewhere within the General Plan, additional ordinances and policies must be implemented to encourage distinctive buildings and improved site planning practices. The architecture of the City will then create recognizable transportation nodes, neighborhood districts and community landmarks within the City, which are largely absent in most suburban communities. However, Taylorsville does have some recent successful examples in implementing these principles:

- the Taylorsville Recreation Center (completed in 2002);
- the Taylorsville Senior Center (completed in 2003); and
- the Taylorsville City Hall (completed in 2003).

Each of these successful buildings was the result of a commitment to quality architectural design and site planning. The civic buildings have created recognizable and meaningful spaces within the community. In turn, projects such as these help to change and improve the image of the City.

Community Character Objective 2.8.1: Promote the importance of urban forestry to enhance city image and quality of life.

Action Statements:

AS-2.8.1(a): Obtain and maintain membership in Tree City USA.

AS-2.8.1(b): Sponsor and promote tree-planting campaigns for both public and private properties.

AS-2.8.1(c): Amend City Ordinances and specify requirements for street tree plantings in all new subdivision and site plan approvals.

AS-2.8.1(d): Provide tree care materials and information to the general public.

AS-2.8.1(e): Participate in the Utah “Cool Cities” program.

Best Practice Policies:

P-2.8.1(a): Drought tolerant plantings and water efficient irrigation systems are to be encouraged. However, low water

landscape designs should be vibrant and include a variety of plant species and seasonal colors. Xeriscaping techniques may also be integrated with more traditional landscaping methods.

P-2.8.1(b): Street tree plantings should be consistent in design (i.e. tree species and spacing).

P-2.8.1(c): New trees planted in pedestrian environments should be of a sufficient caliper size to withstand frequent abuse. Optimum caliper size for planting new trees is between 2" and 2 1/2". ~~Trees with a smaller caliper size should not be planted in pedestrian environments due to frequent abuse and premature death (council).~~ Larger trees may be appropriate as a landscape accent or in locations that would immediately benefit from the appearance of a mature landscape.

Community Character Objective 2.8.2: Improve the quality of the built environment.

Action Statements:

AS-2.8.2(a): Develop comprehensive design standards for site design, landscaping, and building architecture for all new commercial developments. Design standards should promote innovative, quality design and efficient land use patterns.

AS-2.8.2(b): Amend City ordinances and the Taylorsville Engineering Standards Manual to require new development to install safe and attractive sidewalk and parkstrip improvements.

AS-2.8.2(c): Amend the City's sign ordinance to require site and building signage that compliments building architecture and site design elements, avoids sign clutter, and enhances community image.

AS-2.8.2(d): Identify locations of existing and potential community nodes and neighborhood districts. Coordinate findings with the City's small area master plans and economic development strategies. Develop regulations and policies that will ensure proper development of these important places within the City.

AS-2.8.2(e): Adopt a policy supporting public art within the City. Policy should identify locations for display of public art and establish funding sources to commission public art on City property such as City Center, City Hall, and City parks, etc. Policy should also address permanent and rotating exhibits of privately owned artwork for display in public places.

Best Practice Policies:

P-2.8.2(a): Building architecture, landscaping, and street furnishings should have a dominant presence on City streets. Signage, parking and other utilities should have a diminished street presence yet be functional, efficient and safe.

Community Character Objective 2.8.3: Actively promote and market positive aspects of the community.

Action Statements:

AS-2.8.3(a): Continue funding for development and publication of economic development brochures.

AS-2.8.3(b): Establish a corporate branding strategy for the City of Taylorsville to be used on all promotional material published by the City. Branding strategy could also be expanded to include City signage, municipal architecture; and City logo.

Best Practice Policies:

P-2.8.3(a): Periodically update the City's printed marketing materials to demonstrate new and progressive elements of the community.